

CITY OF DUPONT

COMMUNITY WORKSHOP

2017 COMPREHENSIVE PLAN CYCLE

- A. OLD FORT LAKE SUBAREA PLAN**
- B. COMMUNITY COMMERCIAL OPPORTUNITY AREA (CCOA)**

August 7, 2017



PUBLIC OPEN HOUSE FORMAT

1

PRESENTATION



2

INFO STATIONS



LAND USE



BUILDING
DESIGN/
BUFFERING



TRANSPORTATI
ON



LANDSCAPI
NG /
AMENITIES



DEVELOPER
ENGAGEMENT

3

PUBLIC COMMENT / SUGGESTIONS



PRESENTATION OUTLINE

1 PRESENTATION



1) Project Objective

What are we trying to do?

2) Current Zoning / Development Potential

What can be built on the property now?

3) Opportunities / Challenges

What opportunities/challenges are on the property?

4) Future Outcomes

What is the City going to do as part of this project?



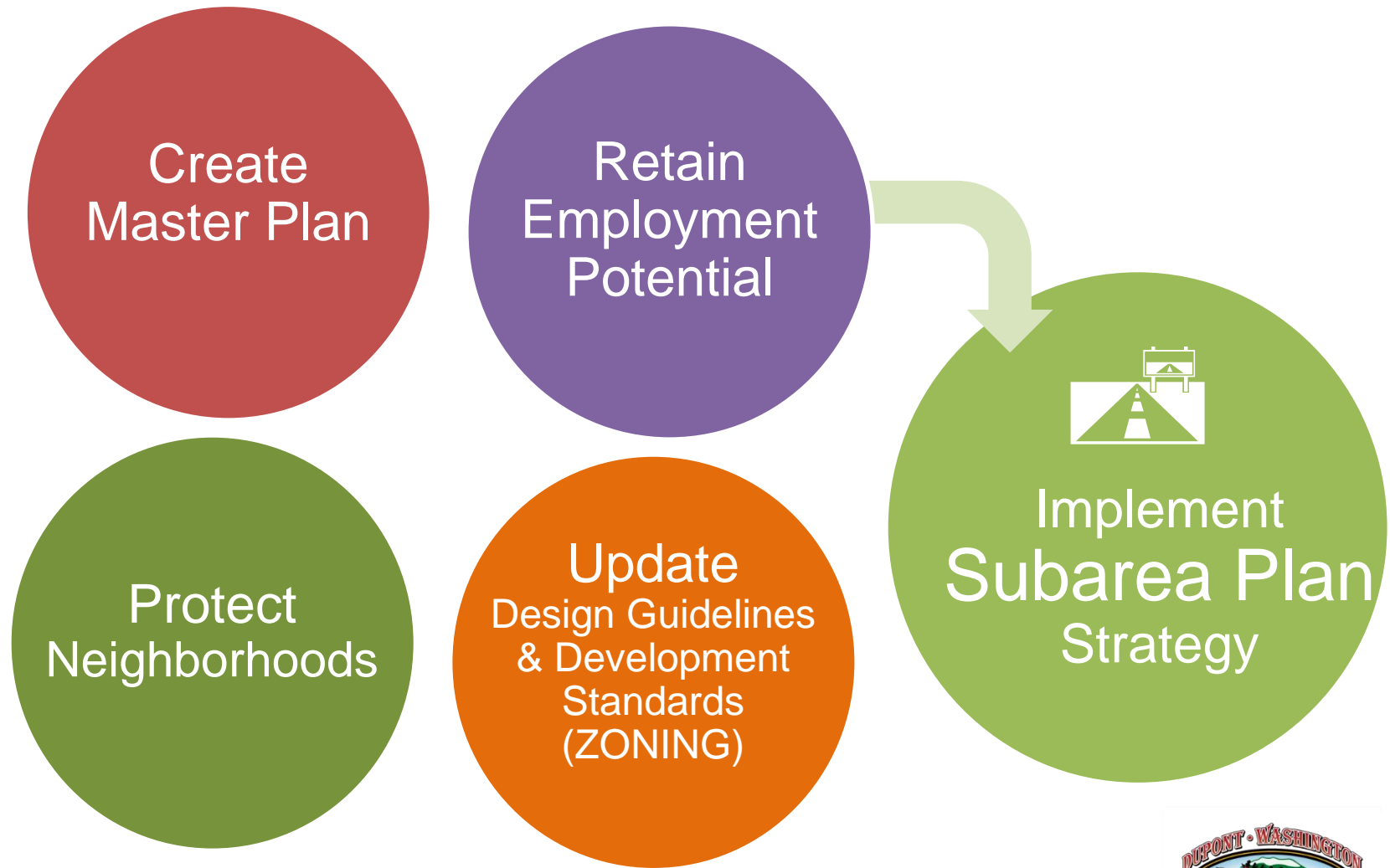


Old Fort Lake Business & Technology Park

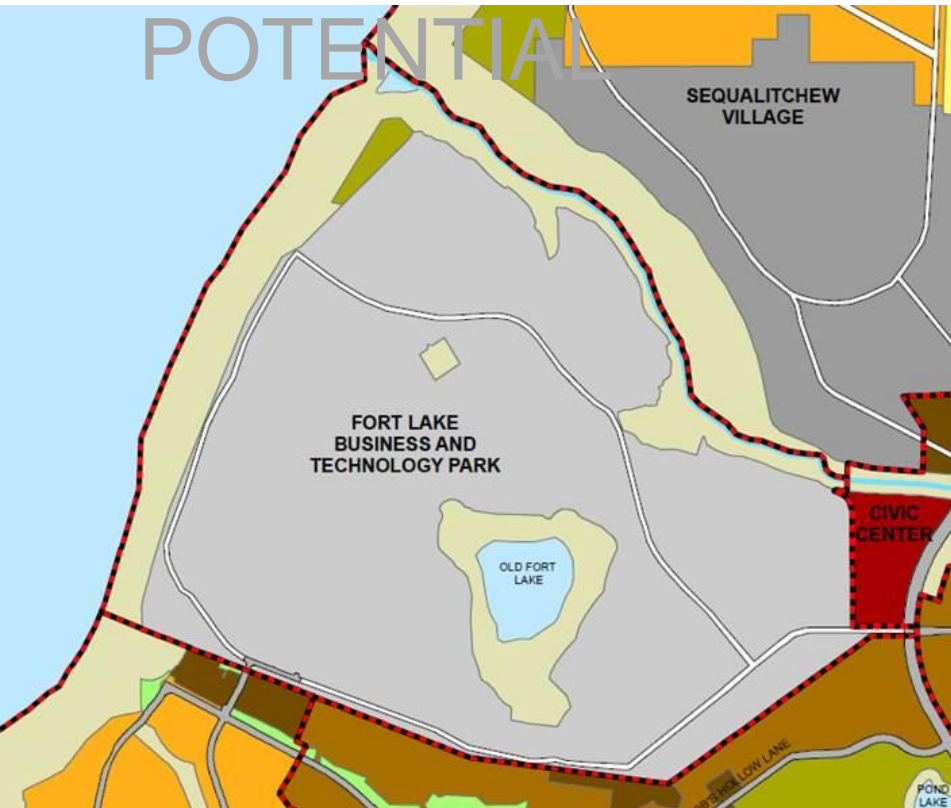
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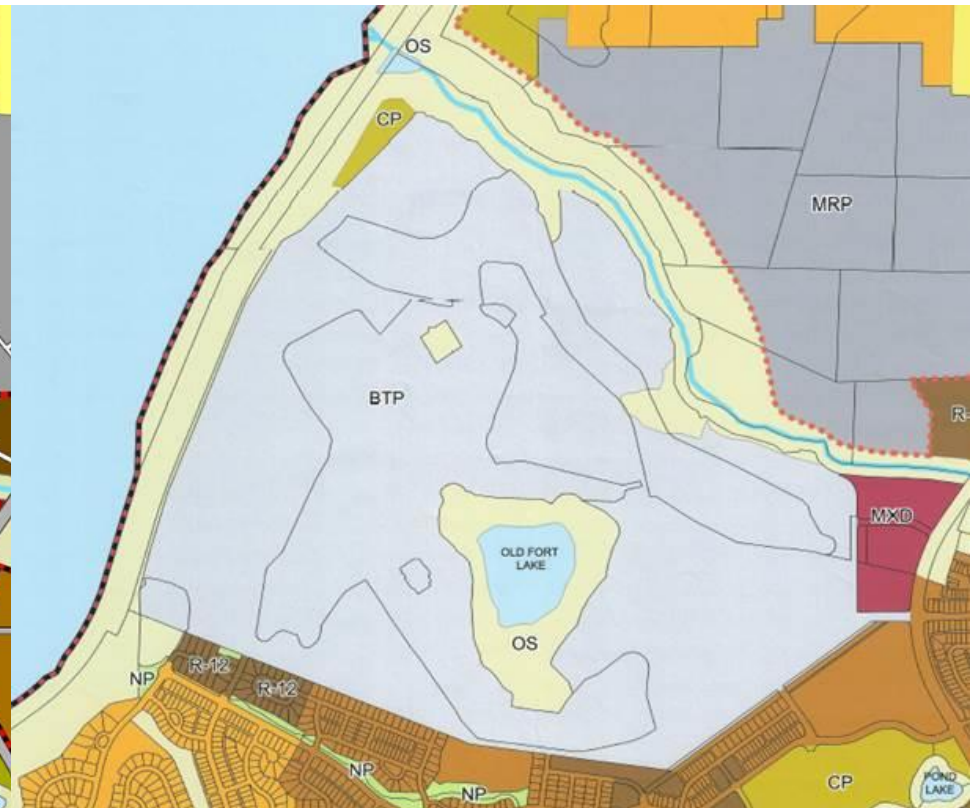
PROJECT OBJECTIVES



CURRENT ZONING / DEV. POTENTIAL



Comprehensive Plan
(Future Land Use Map)



Zoning Map



CURRENT ZONING / DEV. POTENTIAL

Permitted Uses

- Office
- Light Manufacturing *
- Research*
- Commercial (60k-sf total limit)

* Do not create significant noise, risk of explosion, radioactive release, or air or water pollution



OPPORTUNITIES



CHALLENGES



Existing Site Contamination



Department Ecology Consent Decree



Cultural Resources



Multiple Property Owners

FUTURE OUTCOMES

1

CREATE A MASTER PLAN DOCUMENT

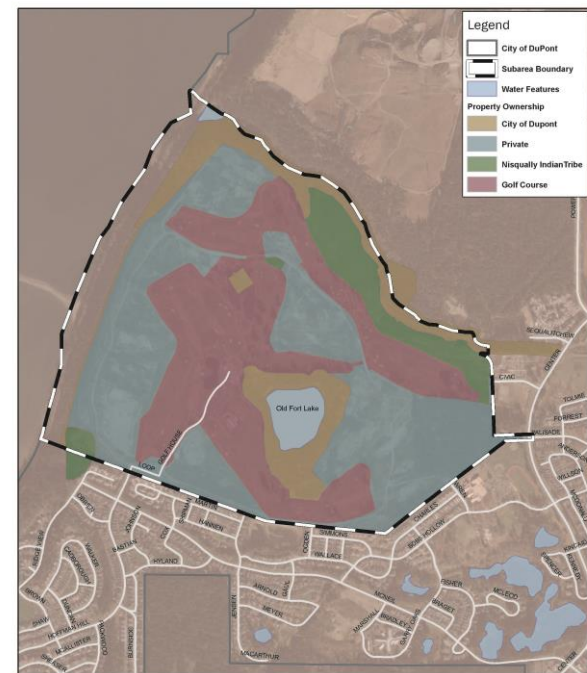
2

UPDATE THE COMPREHENSIVE PLAN

3

**UPDATE DEVELOPMENT
REGULATIONS / ZONING**





Old Fort Lake Business and Technology Park | Subarea Plan
Parcel and Land Ownership Map



OLD FORT LAKE





Community Commercial Opportunity Area

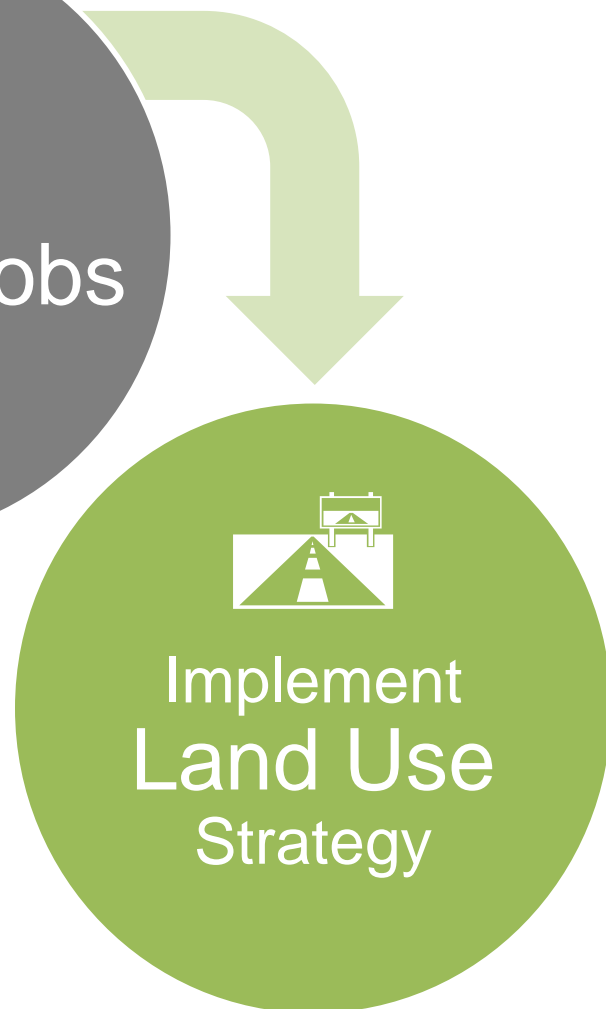
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A. COMPREHENSIVE PLAN

CREATE
LAND USE DESIGNATION

1

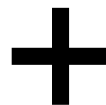
Community Commercial
Opportunity Area
(CCOA)
Overlay



AMEND
VILLAGE TEXT

2

Manufacturing/
Research Park and
Industrial Area



Implement
Land Use
Strategy

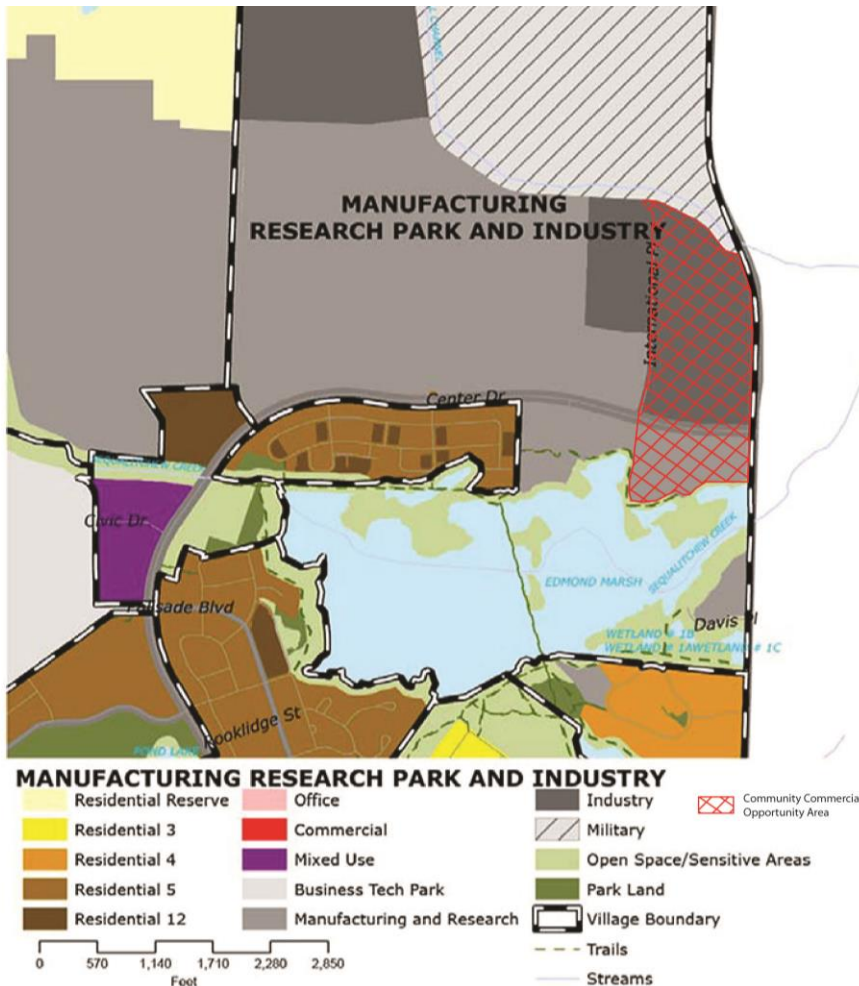


A. COMPREHENSIVE PLAN

AMEND FUTURE LAND USE MAP

3

Community Commercial Opportunity Area (CCOA) Overlay



Implement
Land Use
Strategy

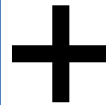


B. LAND USE REGULATIONS

CREATE
ZONING DISTRICT

1

Community
Business (CB)
District



AMEND
DESIGN GUIDELINES

2

Commercial
Development



Implement
Land Use
Strategy

FUTURE – REZONE TO CB

3



COMMERCIAL



PUBLIC ENGAGEMENT PORTION

INFO STATIONS



LAND USE



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SURVEYS AT
TABLES

